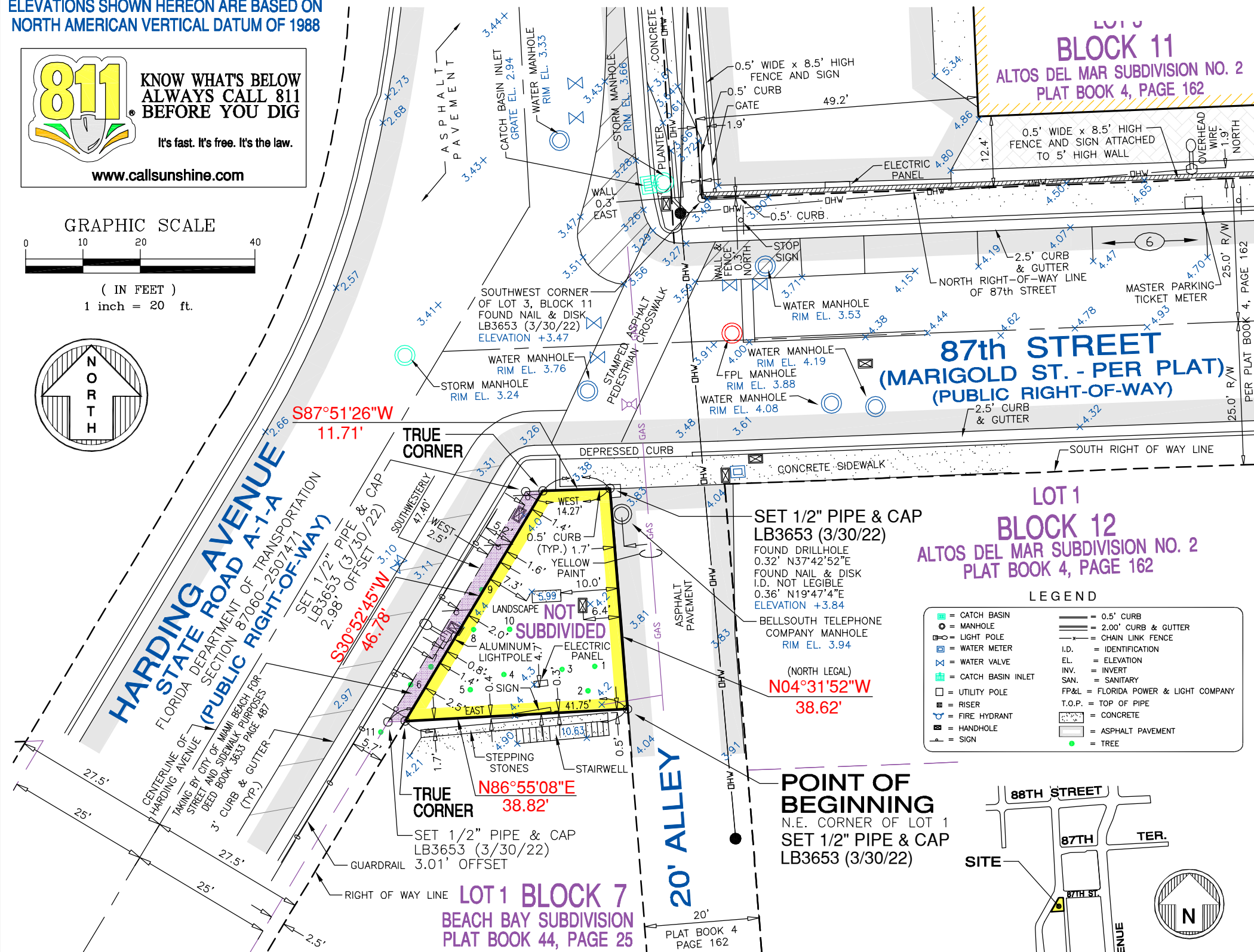
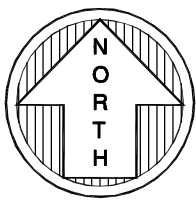
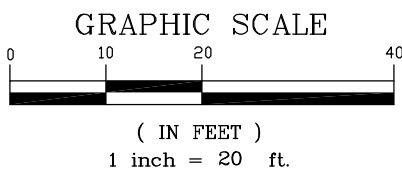


ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

**811** KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG  
It's fast. It's free. It's the law.  
www.callsunshine.com



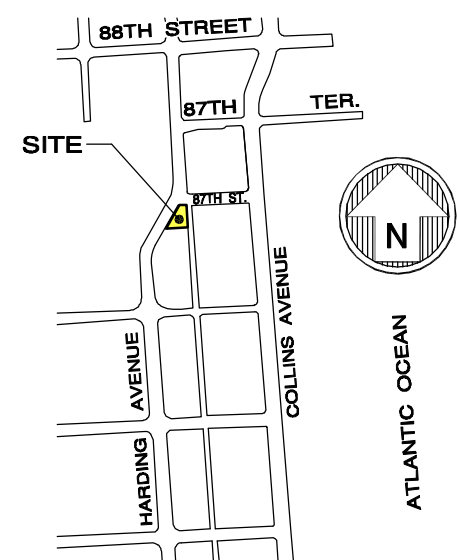
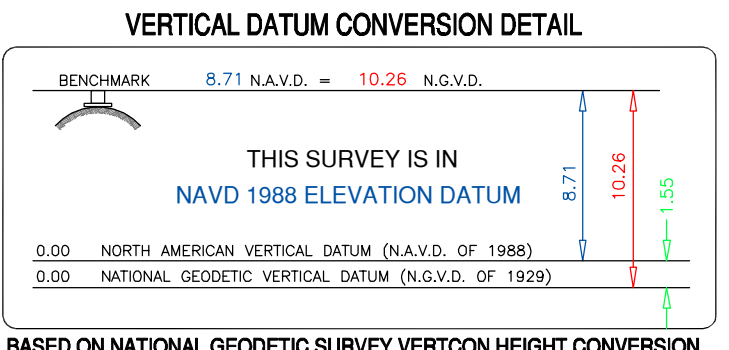
**LEGEND**

	CATCH BASIN		0.5' CURB
	MANHOLE		2.00' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		I.D. = IDENTIFICATION
	WATER VALVE		EL. = ELEVATION
	CATCH BASIN INLET		INV. = INVERT
	UTILITY POLE		SAN. = SANITARY
	RISER		FP&L = FLORIDA POWER & LIGHT COMPANY
	FIRE HYDRANT		T.O.P. = TOP OF PIPE
	HANDHOLE		CONCRETE
	SIGN		ASPHALT PAVEMENT
			TREE

**TREE DATA LEGEND**

SCIENTIFIC NAME	COMMON NAME	DBH	H/CT	CANOPY
1 Cocos nucifera	Coconut palm	9"	22'	28'
2 Adonidia merrillii	Christmas palm	6"	8'	8'
3 Lagerstroemia indica	Crape myrtle	7"	15'	10'
4 Lagerstroemia indica	Crape myrtle	9"	15'	12'
5 Cocos nucifera	Coconut palm	12"	28'	32'
6 Cocos nucifera	Coconut palm	11"	30'	30'
7 Lagerstroemia indica	Crape myrtle	8"	18'	14'
8 Lagerstroemia indica	Crape myrtle	4"	12'	10'
9 Cordia sebestena	Orange geiger	5"	16'	16'
10 Cocos nucifera	Coconut palm	11"	24'	32'
11 Cocos nucifera	Coconut palm	13"	32'	28'

Tree data shown hereon, was provided by Jeff Shimonski, of Tropical Designs of Florida, a Certified Arborist as performed on April 15, 2022.



**LEGAL DESCRIPTION:**

Begin at the Northeast corner of Lot 1, Block 7, Beach Bay Subdivision, according to the map or plat thereof as recorded in Plat Book 44, Page 25, Public Records of Miami-Dade County, Florida, thence North 38.62 feet, thence West 14.27 feet, thence Southwesterly 47.40 feet, thence East 41.75 feet to Point of Beginning, lying and being in Government Lot 1, Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.

Less and Except

The West 2.5 feet taken by the City of Miami Beach for street and sidewalk purposes, as recorded in Deed Book 3633 at Page 487, of the Public Records of Miami-Dade County, Florida.

**SURVEYOR'S NOTES:**

- This site lies in Government Lot 1, Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S87°51'26"W for the South right-of-way line of 87th Street, and evidenced by two (2) set 1/2" pipe & cap.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988, based on Miami-Dade County Benchmark No. Y-313-RESET, +10.26 N.G.V.D. 1929 (Elevation +8.71 N.A.V.D. 1988), located on March 12, 2013 West of the intersection of 88 Street and Hawthorne Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0326L, for Community No. 120651, dated September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 979 square feet, or 0.022 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Trees shown are surveyed for their horizontal location and/or size. Tree data shown hereon, was provided by Jeff Shimonski, of Tropical Designs of Florida, a Certified Arborist as performed on April 15, 2022.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The State Plane Coordinates shown hereon are relative to the North American Datum of 1983 (NAD83), using Real Time Kinematic (RTK) Equipment and real-time adjustment software connected through Florida Department of Transportation (FDOT) to the Florida Permanent reference Network (FPRN).
- Vertical elevations accuracy are 0.1'±
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Folio No. 02-3202-000-0055

**SURVEYOR'S CERTIFICATION:**

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on March 30, 2022, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on March 30, 2022.

\*Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below\*

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr, For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Some.

No.	Revision	Description

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003663  
180 Northeast 16th Street / North Miami Beach, Florida 33162  
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

**BOUNDARY & TOPOGRAPHIC SURVEY**  
PARCEL D - CITY OF MIAMI BEACH PROPERTY  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	3/30/22
Scale	1"=20'
Drawn By	MAP
CAD No.	130292
Plotted	4/12/22 4:38p
Ref. Dwg.	2014-085
Field Book	662.36 SJD
Job No.	220033
Dwg. No.	2022-007-1-NAVD
Sheet	1 of 1